



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

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A meeting of the NDP Steering Group took place at 19.35pm in the Canada Room, Liphook Millennium Centre, Midhurst Road, Liphook on Tuesday 8th October 2019.

MINUTES

Present:

Chantal Foo (VC)
Cllr Jeanette Kirby
Roger Miller
Darren Ellis
Louise Bevan
Cllr Sumi Olson

Apologies:

Cllr Rebecca Standish
John Raeyen
Raine Ryland

Also in attendance:

Jane Lackenby – NDP Administrator
Richard Curry (Working Party Member) (public)
Christine Hill (Working Party Member) (public)
Tony Rudgard (Working Party Member) (public)
Gabrielle Pike (Liphook Herald) (public)

1. Welcome and Introductions

CF welcomed everyone to the meeting.

2. Declaration of Interests

RM stated that he has submitted a site to the Call for Sites on behalf of SOS Bohunt Manor Action group. This has already been declared as an interest in RM's application to the Steering Group.

3. Approval of normal minutes from the meeting dated 10.09.2019

The normal minutes were proposed by RM and seconded by JK – minutes accepted.

4. Matters arising from minutes not addressed in the agenda

Action items from the previous normal meeting on 10.09.2019 were checked, and considered all to be completed apart from:

- a. Item 4. New members – LB and SO to provide bio and photos to JL. **Action – LB/SO**

5. Strategic Environmental Assessment (SEA)

a. Funding and technical assistance from Locality update

The application for the grant and technical assistance for the SEA and HRA has been submitted by the Parish Council to Locality. Two thirds of the £9000 grant money has been requested and the rest will be requested in the following financial year, as any unspent grant is reclaimed by Locality if not spent by 31st March 2019.

CF to follow up with Parish Council to find out more on timescales for response.

Action CF

RM asked whether Ferial Urbanism are currently completing any work for the NDP. CF replied that they were not at the moment but they have submitted an invoice for work as part of the Locality grant application.

6. Call for Sites update

a. Response to date

The Call for Sites has been running since the 10th September and will close on 10th October 2019.

The promotion of the Call for Sites has consisted of two press releases, five updates on the website and social media, and three emails to the list of residents/public/developers who have agreed to be contacted. Updates have also been placed on Liphook Talkback.

There have only been 3 sites submitted to date.

A discussion was had as to whether developers who have previously submitted to EHDC do not think they need to submit to the NDP as well, and whether the working on promotion material suggested this potential perception. Decided that it likely not the wording that was an issue as some of the initial sites received were from those who have previously submitted to EHDC's Call for Sites, and it is presumed that site owners/promoters would be proactive and take all opportunities.

A last mailshot will go out to contacts tomorrow (9.10.19) to clarify that all sites previously issued to EHDC and SDNPA's Call for Sites need to be reissued to this Call for Sites. A final reminder also to be placed on website/ social media.

Action JL

It was also agreed that the deadline would not be extended, as this could portray preferential treatment for those who did not make the deadline.

b. Actions post end of consultation period (end date 10th October 2019)

All submissions need to be checked that they have the required information and include a map.

Action JL

JL to give a reference number to each submission, ie. BLNDP001 etc.. JL to record all correspondence regarding sites suggested even if it has only been an email comment, and not officially a site owner/promoter, as it is part of evidence base.

CF suggested that it would be a good idea to have a map to show all the sites received.

Next steps to follow once heard back from AECOM, who should be appointed by Locality to assist with the SEA and HRA following approval of the applications.

7. EHDC Large Sites Consultation event

The EHDC Large Development Sites consultation is underway and runs from 3rd September 2019 to 15th October 2019.

The NDP has publicised the dates on the website and by mailshot encouraging members of the community to respond to the EHDC Consultation. A poster with the dates and EHDC's map of the proposed sites was also installed in the Midhurst Road car park noticeboard.

SO commented that during Parish Councillor events with EHDC, that some of the proposals set out are considered 'blue sky thinking' at this stage to demonstrate different ideas for the sites, and not necessarily all substantiated.

The NDP's joint response to the consultation was discussed in detail. The group went through the 8 consultation questions for the site in Liphook, and the 2 general questions. Discussions were had about infrastructure, sustainability, foul and surface water drainage, access and actual distances to access existing services not 'as the bird flies', and impact on the community.

Constraints and benefits were also discussed, as well as raising Dark Night Skies impact, and that part of the proposed site in Liphook is within the SDNP and the landscape view from inside and outside the SDNP, as well as there being badgers and bats on site. The setting of the Chittlee Lane Listed Building with its clocktower visible from within the site was also raised as a concern of a change to its setting.

It was also discussed that we needed to consider how people looking in from elsewhere would view the proposals, and any benefits they may see as 'outsiders'.

It was raised that of importance for viability is the improvement of existing traffic problems within the centre of Liphook, prior to any further large developments taking place, and if the current issues cannot be rectified then development should not take place.

Further comments included the need for affordable housing to encourage people to stay/move to the area, apparent issues with lack of sales of phase 2 at Lowsley Farm, and whether there is actual need in reality for more housing if current new housing is not selling.

Conflicts in mapping in the presentation documentation were raised, and that EHDC commission the reports required to demonstrate impact on traffic etc. once the sites have been draft allocated.

The Steering Group also looked at and discussed the Bordon site, Horndean site and Northbrook development. Main comments made on the Bordon site included that the current development works are planned and designed to create a better community with the needed infrastructure and employment opportunities, with capacity for further development, future thinking for employment changes, and transport options built into the current inherent design. The Bordon site is also a brownfield site, supported by the NPPF. Hordean is a bolt-on to another development with good access to the A3.

It was noted that the NDP are unable to comment in much detail on the other sites as we do not have the evidence base to support the response. It was agreed that it is important to make positive and negative comments on alternative sites that refer back to issues within the Liphook site, such as SANGs land within the main development site being a positive factor of other sites, and other sites having less environmental and built restrictions compared to our Parish that is highly constrained.

The comments made are to be incorporated into the consultation response and to come from the gathered evidence base and not contain personal views. Supporting evidence is to be included with the submission. It was decided to respond to the Consultation referring to each questionnaire question for each of the 10 proposed development sites.

Comments are to include the concerns of lack of publicity of the event by EHDC and that the events were not spread out to include all areas that have a proposed site within their boundary. Whilst the reasons why this was not carried out by EHDC are noted, it is considered there was a lack of 'flexible' forward planning, which has led to this lack of events in all potential development areas.

CF will compile the comments discussed into the draft response and respond to EHDC by 15th October 2019. This will be sent to the Steering Group members and will become a public document.

Action CF

A further discussion was had clarifying that the NDP are not against housing development. It just needs to be in the right area and to provide benefits to the existing community in some form other than more housing.

8. Communications

a. Website and social media education information

Communications has been focussed on the Call for Sites.

The next round of updates will be related to the SEA and why the Call for Sites was needed.

Community magazine deadline is 25th October 2019.

b. FAQ

JL to continue to work on the FAQ page for the website.

Action JL

9. Press releases

Discussion on Call for Sites press releases covered as above.

It was agreed that a specific press release would be required at the end of October, after the end of the Call for Sites, calling for new Steering Group members.

Action CF/JL

10. Next meeting, and next steps

The next meeting is on Tuesday 12th November 2019 in the Canada Room.

JL to record receipt of the sites from the Call for Sites in a spreadsheet as they come in.

The NDP will formulate a response to the EHDC Large Sites consultation by 15th October 2019.

11. A.O.B

LB requested for all current WP topic theme info to be forwarded to her for consideration for Health & Wellbeing, to be discussed further at next meeting.

This will be an item on the next agenda.

The meeting finished at 21:55.